THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645054**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2023. Notary Public My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1036664 DEEDWARR
08/09/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230809-0061843

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan Ashley Golden 107 Pepper Ridge Circle Antioch TN 37013	New Owner Megan Ashley Golden 107 Pepper Ridge Cir Antioch, TN 37013	Tax Parcel ID No. 149 05 0A 107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lou Ann Kitchen, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Ashley Golden** A SINGLE WOMAN ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 107, of Phase 1, Pepper Ridge Condominiums, a Horizontal Property Regime, as shown on the Plat of record in Book 6900, Page 526, Register's Office for Davidson County, Tennessee, to which plat reference is here by made for a more complete description.

Unit No. 107 of Phase 1, Pepper Ridge Condominiums, a Horizontal Property Regime, located on the Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the Plat of Phase 1, Pepper Ridge Condominiums, recorded in Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee, and described as a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, said Register's Office, to regulations imposed upon and relating to the property, apartment, owners and tenants of Phase 1, Pepper Ridge Condominiums, contained in the Master Deed and By-Laws appended thereon, of record in Book 7466, Page 248, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied therein.

Being the same property conveyed to Lou Ann Kitchin, a married woman, by Warranty Deed from Jo M. Hailey, an unmarried woman, of record in Instrument No. 20180409-0032929, in the Register's Office of Davidson County, Tennessee, dated April 06, 2018, and recorded on April 09, 2018. David Frederick Kitchin Jr. joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1, Pepper Ridge Condominiums, as recorded in Book 6900, Page 526.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase 1, Pepper Ridge Condominiums of record in Book 7466, Page 248, as amended by instrument(s) of record in Book 8672, Page 17 re-recorded in Book 8856, Page 867; Instrument No. 20140307-0019460; Annexations recorded in Book 7779, Page 48 as amended in Book 8026, Page 588; Book 8297, Page 251; Book 8684, Page 880 as amended

in Book 8870, Page 546 and Book 9020, Page 155; Book 9155, Page 806; Book 9321, Page 18; Book 9402, Page 208; Book 9476, Page 32; Appointment of Substitute Trustee recorded in Instrument No. 20050609-0066220 and Appointment of Successor Trustee recorded in Instrument No. 20140915-0084012; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7505, Page 804.

Vehicle and Parking Rules and Regulations recorded in Instrument No. 20220128-0010276

Easements affecting the Common Areas as shown on the record plats of Condominiums

This is improved property located at 107 Pepper Ridge Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2023.

Lou Ann Kitchen

David Frederick Kitchin Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lou Ann Kitchen and David Frederick Kitchin Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2023.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/7/2023 (date of document).

Affiant Signature

8/7/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of AUGUST, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

